

CITY OF ROCKWALL, TEXAS

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: JUNE 9, 1986

Name of Proposed Subdivision HARBOR LANDING

Name of Subdivider ROCKWALL SOUTH BUNT VENTURES

Address P.O. Box 1234, GREENVILLE, TX. Phone 455-3082

Owner of Record SAME

Address SAME Phone SAME

Name of Land Planner/Surveyor/Engineer H.L. EVANS & ASSOC. CONSULT ENGR.

Address 2331 GUST THOMASSON, DALLAS Phone 328-8133

Total Acreage 9.689 Current Zoning SF 10 + S.F. 7

Number of Lots/Units 38 Signed Jan R. Hall

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Not  
Shown on Plat Applicable

- |          |       |                                                                                                         |
|----------|-------|---------------------------------------------------------------------------------------------------------|
| <u>✓</u> | _____ | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map      |
| <u>✓</u> | _____ | 2. Location of the subdivision by City, County and State                                                |
| <u>✓</u> | _____ | 3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>✓</u> | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| <u>✓</u> | _____ | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |

APPLICATION AND  
FINAL PLAT CHECKLIST

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
_____	<u>✓</u>
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

PLAT REVIEW

preliminary Plat  
 Final Plat

Name of Proposed Subdivision Harbor Landz Phase 1  
 Location of Proposed Subdivision Chandler Landz  
 Name of Subdivider ~~James~~ Rockwall So Joint Venture  
 Date Submitted 6/23/86 Date of Review 6/26/86  
 Total Acreage 9.689 Number of Lots 38

Review Checklist

	<u>yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning and Zoning

1. What is the proposed land use? F-10 SF-7
2. What is the proposed density? 1A
3. What is existing zoning? PD-SF-10
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____✓
h. Do the streets and alleys conform to City regulations and specifications?	_____✓	_____	_____
i. Comments			
2. Utilities <i>Ed</i>			
a. Does the Plan conform to the Master Utility Plan?	_____✓	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____✓	_____	_____
2. Sewer	_____✓	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____✓
2. Sewer	_____	_____	_____✓
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____✓	_____	_____
e. Are all necessary easements provided?	_____	_____✓	_____
f. Do all easements have adequate access?	_____✓	_____	_____
g. Are any offsite easements required?	_____✓	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____✓
2. Gas	_____	_____	_____✓
3. Telephone	_____	_____	_____✓
i. Does the drainage conform to City regulations and specifications?	_____✓	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____✓	_____	_____

Yes      No      N/A

k. Comments:

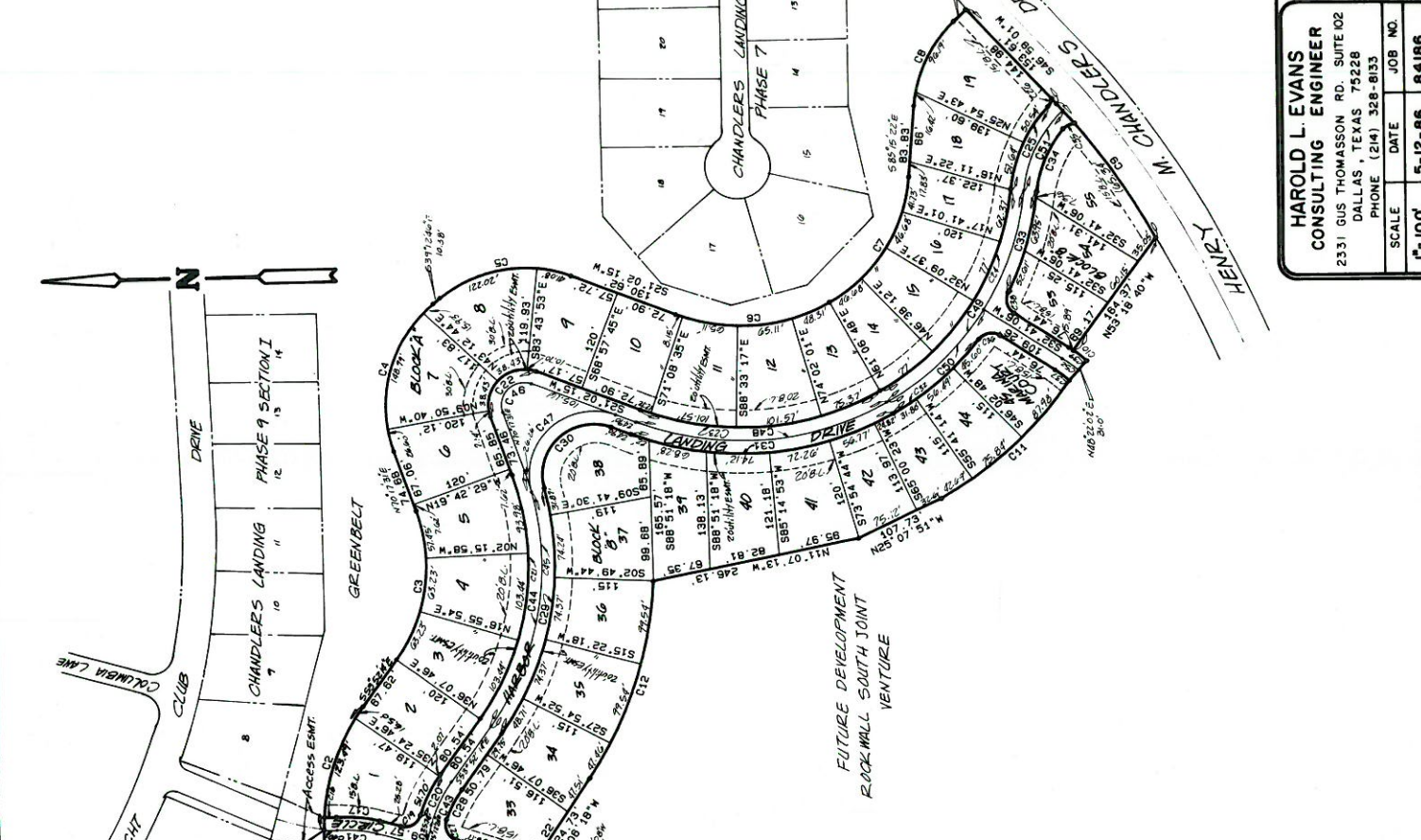
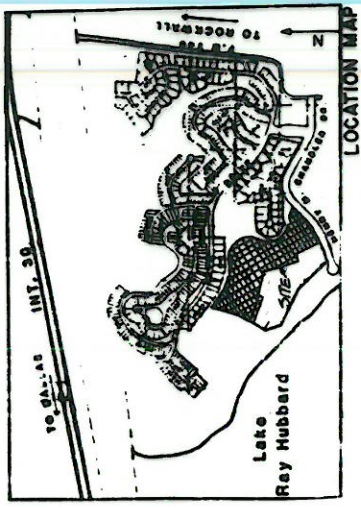
General Requirements

1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cook</u>	<u>6/26/80</u>	<u>30 min</u>
<u>Ed Smith</u>	<u>6/26/86</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



**CURVE DATA**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S70°58'07"E	152.11	26.07	190.70	168.99	49.57
C2	S70°58'07"E	176.72	35.07	245.27	154.66	80.00
C3	S70°58'07"E	176.72	35.07	245.27	154.66	80.00
C4	S74°27'38"E	178.67	55.30	188.72	183.91	100.00
C5	S09°05'38"E	180.83	70.39	155.86	183.10	80.00
C6	S09°05'38"E	180.83	70.39	155.86	183.10	80.00
C7	S07°04'17"E	174.52	48.75	214.74	188.68	99.73
C8	S64°08'11"E	110.07	58.22	184.75	181.77	99.00
C9	S54°10'11"W	185.98	42.14	232.74	122.81	98.72
C10	S54°10'11"W	185.98	42.14	232.74	122.81	98.72
C11	N42°00'41"W	204.71	62.53	165.80	19.96	9.99
C12	N71°38'17"W	243.54	31.03	454.72	206.51	105.10
C13	S00°20'11"E	15.54	7.38	159.39	159.39	0.00
C14	S24°15'52"W	44.03	13.84	332.50	41.84	21.09
C15	S00°09'31"E	13.47	16.30	134.50	44.23	22.32
C16	S05°52'57"W	51.27	5.44	21.34	13.47	6.74
C17	S05°52'57"W	51.27	5.44	21.34	13.47	6.74
C18	S56°42'28"E	26.32	17.48	185.50	54.43	27.46
C19	S56°42'28"E	26.32	17.48	185.50	54.43	27.46
C20	S83°10'41"E	53.53	87.16	19.00	28.94	18.12
C21	S81°47'22"E	289.10	18.36	165.50	53.77	27.12
C22	S44°25'09"E	289.10	18.36	165.50	53.77	27.12
C23	S44°25'09"E	289.10	18.36	165.50	53.77	27.12
C24	S58°27'54"E	282.18	40.55	304.75	293.37	159.17
C25	S65°19'00"E	108.27	55.09	165.00	108.19	59.70
C26	S82°21'51"E	11.91	20.56	19.00	31.29	20.50
C27	S82°21'51"E	11.91	20.56	19.00	31.29	20.50
C28	S78°28'08"E	283.56	16.59	134.50	38.88	20.09
C29	S42°00'54"E	108.08	51.11	339.72	303.88	102.05
C30	S42°00'54"E	108.08	51.11	339.72	303.88	102.05
C31	S40°18'37"E	133.00	126.95	365.24	319.25	170.02
C32	S40°18'37"E	133.00	126.95	365.24	319.25	170.02
C33	S73°28'10"E	123.22	22.50	335.51	133.89	87.84
C34	S68°45'24"E	80.08	21.08	335.51	123.82	62.67
C35	S68°45'24"E	80.08	21.08	335.51	123.82	62.67
C36	S57°08'32"E	25.53	84.25	134.00	14.41	8.16
C37	S57°08'32"E	25.53	84.25	134.00	14.41	8.16
C38	S74°53'41"W	25.53	84.25	134.00	21.00	10.52
C39	S74°53'41"W	25.53	84.25	134.00	21.00	10.52
C40	S57°08'32"E	14.72	5.37	150.00	27.88	12.63
C41	S05°52'57"W	48.47	17.48	150.00	14.73	7.37
C42	S24°15'52"W	48.47	17.48	150.00	14.73	7.37
C43	S84°32'19"E	350.64	18.50	150.00	48.88	23.52
C44	S84°32'19"E	350.64	18.50	150.00	48.88	23.52
C45	S78°28'08"E	280.16	53.50	324.22	315.87	171.80
C46	S44°20'07"E	47.27	51.11	324.22	289.71	155.33
C47	S42°00'54"E	133.71	180.95	365.24	59.83	95.12
C48	S88°27'54"E	288.53	55.08	348.70	304.74	182.81
C49	S43°08'03"E	157.27	28.25	320.25	308.30	187.27
C50	S83°32'35"E	105.06	41.09	150.00	156.80	81.32
C51	S83°32'35"E	105.06	41.09	150.00	156.80	81.32
C52	S37°08'32"E	23.42	8.36	150.00	23.42	11.74

**FINAL PLAT**

**HARBOR LANDING PHASE ONE**  
 EDWARD TEAL SURVEY ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 OWNER  
 ROCKWALL SOUTH JOINT VENTURE  
 P.O. BOX 1234 GREENVILLE, TX  
 PHONE 214-486-3082

**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133  
 SCALE DATE JOB NO.  
 1"=100' 5-12-86 84186



CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

205 West Rusk

(214) 722-1111  
Metro 226-7885

004257

Cash Receipt

Name Jim S. Peters Date 6-10-86

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

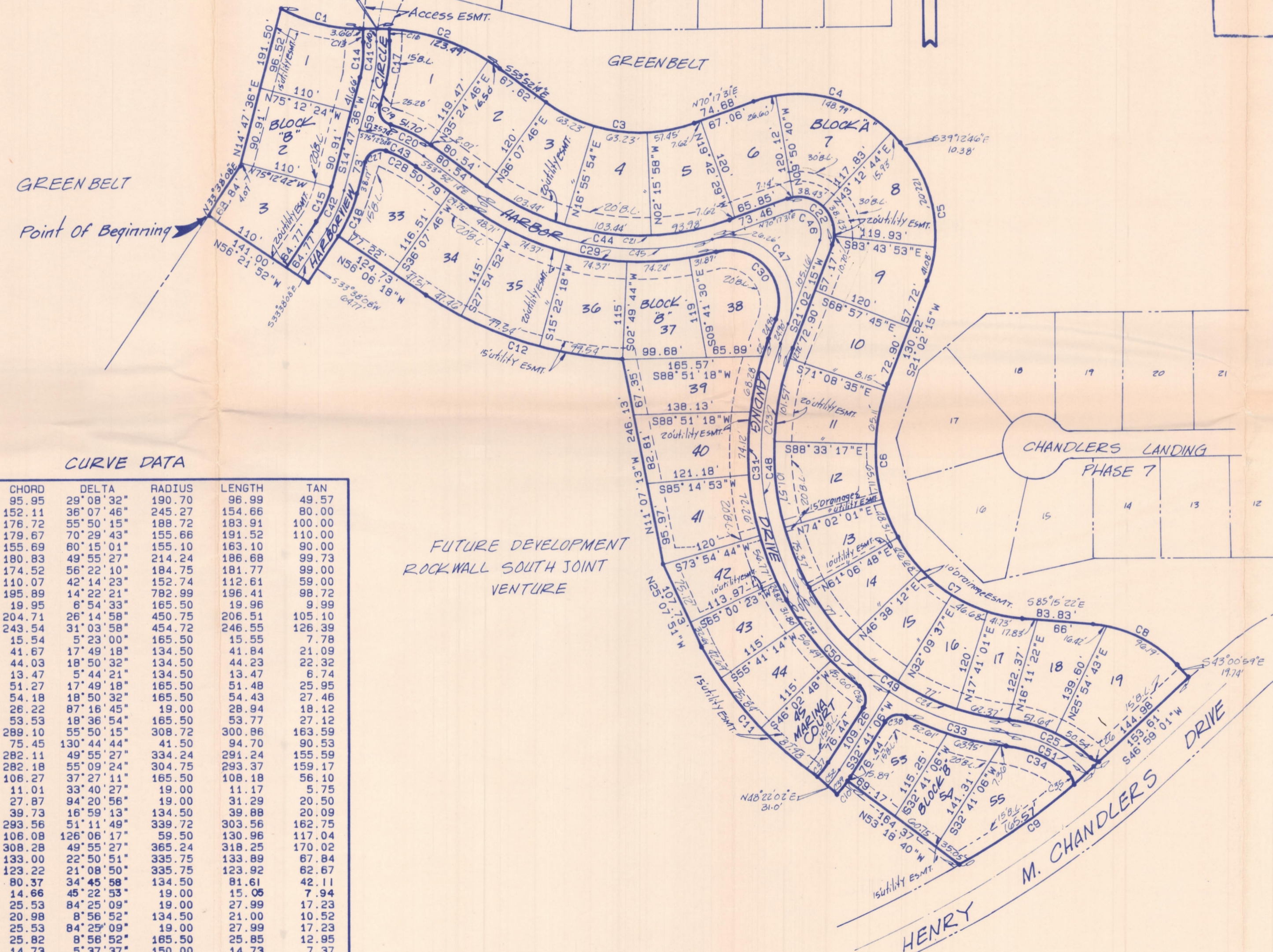
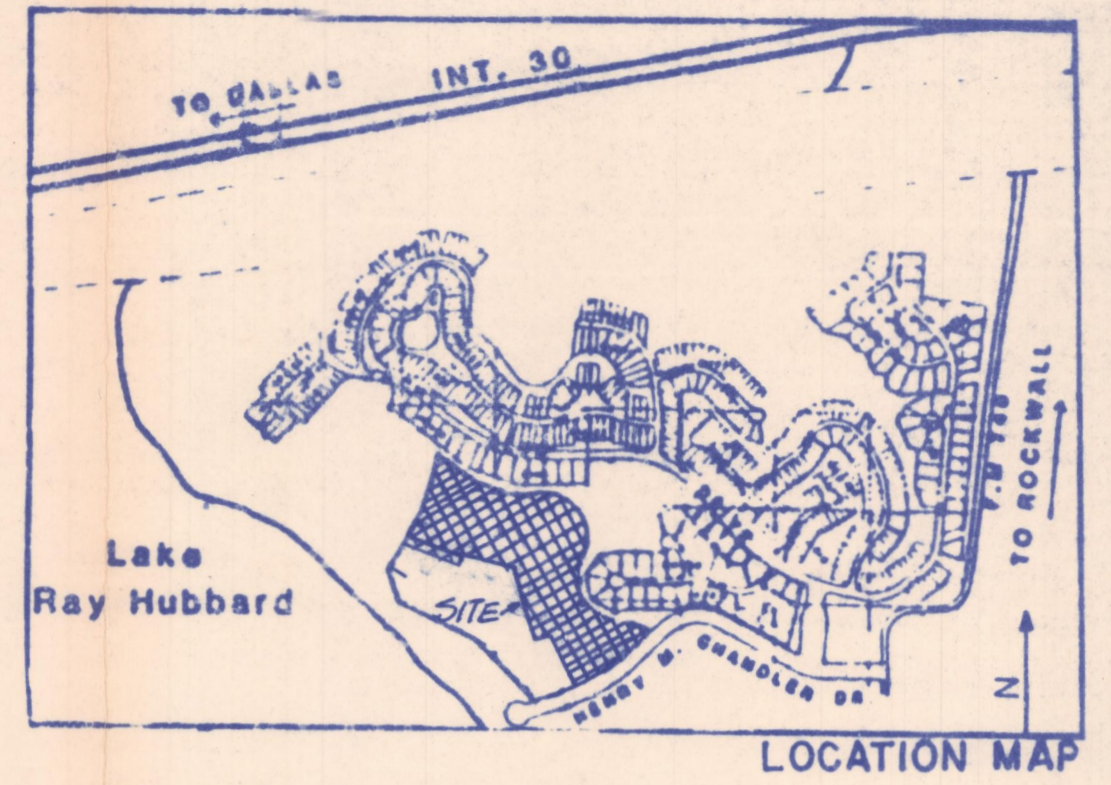
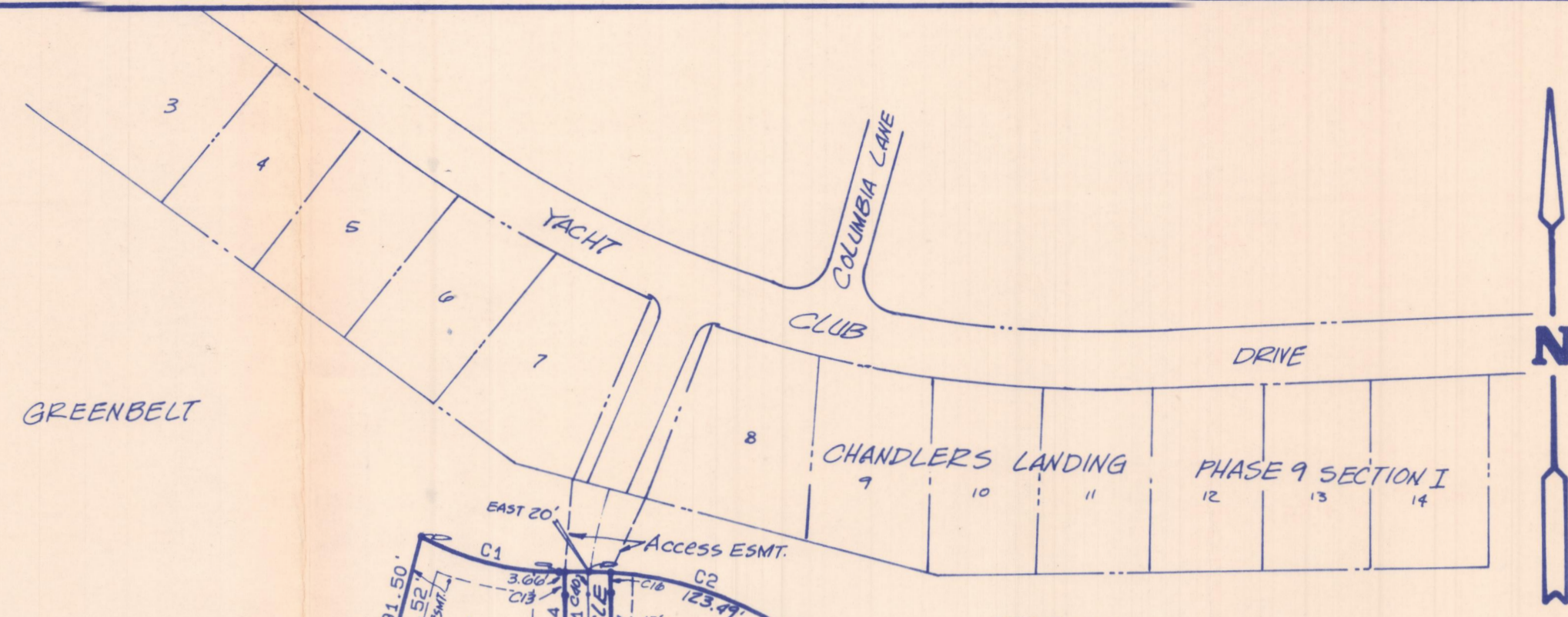
Check  Cash  Other

3290

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616		Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619	290.00	Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 290.00 Received by [Signature]





**CURVE DATA**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	179.67	70°29'43"	155.66	191.52	110.00
C5	S09°05'16"E	155.69	60°15'01"	155.10	163.10	90.00
C6	S03°55'29"E	180.83	49°55'27"	214.24	186.68	99.73
C7	S57°04'17"E	174.52	56°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.61	59.00
C9	S54°10'11"W	195.89	14°22'21"	782.99	196.41	98.72
C10	S38°10'41"W	19.95	6°54'33"	165.50	19.96	9.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'58"	454.72	246.55	126.39
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.67	17°49'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	13.47	5°44'21"	134.50	13.47	6.74
C17	S05°52'57"W	51.27	17°49'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'46"E	26.22	87°16'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	289.10	55°50'15"	308.72	300.86	163.59
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'29"E	282.11	49°55'27"	334.24	291.24	155.59
C24	S56°27'54"E	282.18	55°09'24"	304.75	293.37	159.17
C25	S65°19'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S63°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N61°58'04"E	27.87	94°20'56"	19.00	31.29	20.50
C28	S62°21'51"E	39.73	16°59'13"	134.50	39.88	20.09
C29	S79°28'08"E	293.56	51°11'49"	339.72	303.56	162.75
C30	S42°00'54"E	106.08	126°06'17"	59.50	130.96	117.04
C31	S03°55'29"E	308.28	49°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	133.00	22°50'51"	335.75	133.89	67.84
C33	S73°28'10"E	123.22	21°08'50"	335.75	123.92	62.67
C34	S66°39'37"E	80.37	34°45'58"	134.50	81.61	42.11
C35	S26°35'11"E	14.66	45°22'53"	19.00	15.06	7.94
C36	S09°31'28"E	25.53	84°25'09"	19.00	27.99	17.23
C37	S37°09'32"E	20.98	8°56'52"	134.50	21.00	10.52
C38	S74°53'41"W	25.53	84°25'09"	19.00	27.99	17.23
C39	S37°09'32"E	25.82	8°56'52"	165.50	25.85	12.95
C40	S00°12'53"E	14.73	5°37'37"	150.00	14.73	7.37
C41	S05°52'57"W	46.47	17°49'18"	150.00	46.66	23.52
C42	S24°12'52"W	49.11	18°50'32"	150.00	49.33	24.89
C43	S64°32'19"E	55.54	21°20'10"	150.00	55.86	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S79°28'08"E	280.16	51°11'49"	324.22	289.71	155.33
C46	S44°20'07"E	47.27	130°44'44"	28.00	59.33	56.72
C47	S42°00'54"E	133.71	126°06'17"	75.00	165.07	147.53
C48	S03°55'29"E	295.19	49°55'27"	349.74	304.74	162.81
C49	S56°27'54"E	296.53	55°09'24"	320.25	308.30	167.27
C50	S43°06'03"E	157.27	28°25'42"	320.25	158.90	81.12
C51	S63°32'35"E	105.06	41°00'02"	150.00	107.34	56.08
C52	S37°09'32"W	23.40	8°56'52"	150.00	23.42	11.74

FUTURE DEVELOPMENT  
ROCKWALL SOUTH JOINT  
VENTURE

*1st Submission*

FINAL PLAT

2/10

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

**HARBOR LANDING PHASE ONE**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX	OWNER PHONE 214-455-3082
--------------------------------------------------------------	-----------------------------

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Rockwall South Joint Venture is the owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;  
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East a distance of 54 feet to an iron rod for a corner;  
THENCE: North 74° 47' 07" East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 75.94 feet to an iron rod for a corner;  
THENCE: North 33° 38' 08" East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 294.16 feet to an iron rod for a corner and the Point of Beginning;  
THENCE: North 33° 38' 08" East a distance of 68.84 feet to an iron rod for a corner;  
THENCE: North 14° 47' 36" East a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;  
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;  
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet;  
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;  
THENCE: South 53° 52' 14" East a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;  
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;  
THENCE: North 70° 17' 31" East a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet;  
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;  
THENCE: South 39° 12' 46" East a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet;  
THENCE: South 21° 02' 15" West a distance of 130.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 49° 55' 27" and a radius of 214.24 feet;  
THENCE: In a Southerly direction with said curve an arc distance of 186.68 feet to an iron rod for corner and the beginning of a circular curve to the left, said curve having a central angle of 56° 22' 10" and a radius of 184.75 feet;  
THENCE: In an Easterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;  
THENCE: South 85° 15' 22" East a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 feet;  
THENCE: In a Southerly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;  
THENCE: South 43° 00' 59" East a distance of 19.74 feet to an iron rod in the Northwest line of Henry M. Chandler Drive;  
THENCE: South 46° 59' 01" West a distance of 153.61 feet along said Northwest line to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 14° 22' 21" and a radius of 782.99 feet;  
THENCE: In a Southerly direction with said curve to the right an arc distance of 196.41 feet to an iron rod for a corner;  
THENCE: North 53° 18' 40" West a distance of 164.37 feet to an iron rod for corner and the beginning of a circular curve to the right, said curve having a central angle of 06° 54' 33", a radius of 165.50 feet, and a chord that bears South 38° 10' 41" a distance of 19.95 feet;  
THENCE: In a Southerly direction with said curve to the right an arc distance of 19.96 feet to an iron rod for a corner;  
THENCE: North 48° 22' 02" West a distance of 31.0 feet to an iron rod for corner and the beginning of a circular curve to the right, said curve having a central angle of 26° 14' 58" and a radius of 450.75 feet;  
THENCE: In a Westerly direction with said curve to the right, an arc distance of 206.51 feet to an iron rod for a corner;  
THENCE: North 25° 07' 51" West a distance of 107.73 feet to an iron rod for a corner;  
THENCE: North 11° 07' 13" West a distance of 246.13 feet to an iron rod for a corner and beginning of circular curve to the right, said curve having a central angle of 31° 03' 58" and a radius of 454.72 feet, and a chord that bears North 71° 38' 17" West a distance of 243.54 feet;  
THENCE: In a Westerly direction with said curve to the right, an arc distance of 246.55 feet to an iron rod for corner;  
THENCE: North 56° 06' 18" West a distance of 124.73 feet to an iron rod for corner;  
THENCE: South 33° 38' 08" West a distance of 64.77 feet to an iron rod for corner;  
THENCE: North 56° 21' 52" West a distance of 141.00 feet to the Point of Beginning and Containing 9.689 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall South Joint Venture, being owner, does hereby adopt this plat designating the hereinabove described property as Harbor Landing, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Rockwall South Joint Venture, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads construction on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Rockwall South Joint Venture, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Rockwall South Joint Venture, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from, or occasioned by the establishment of grades of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance of guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

ROCKWALL SOUTH JOINT VENTURE

BY: \_\_\_\_\_  
Jim Peters, Trustee

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Jim Peters, as Trustee of Rockwall South Joint Venture.

Notary Public  
My Commission Expires \_\_\_\_\_

3  
10

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	5-12-86	84186

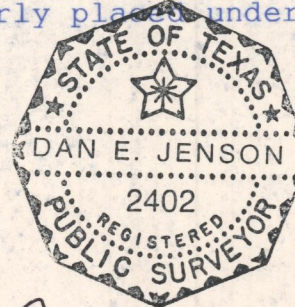
**HARBOR LANDING PHASE ONE**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX.	OWNER PHONE 214-455-3082
---------------------------------------------------------------	-----------------------------

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Dan E. Jenson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Dan E. Jenson  
Dan E. Jenson Registered Public Surveyor No. 2402



STATE OF TEXAS  
COUNTY OF Dallas

This instrument was acknowledged before me on the 6th day of June, 1986.

Sandy Corcoran  
Notary Public  
My Commission Expires 4-4-89



RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager DATE: \_\_\_\_\_

APPROVED

\_\_\_\_\_  
DATE: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Harbor Landing, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1986.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

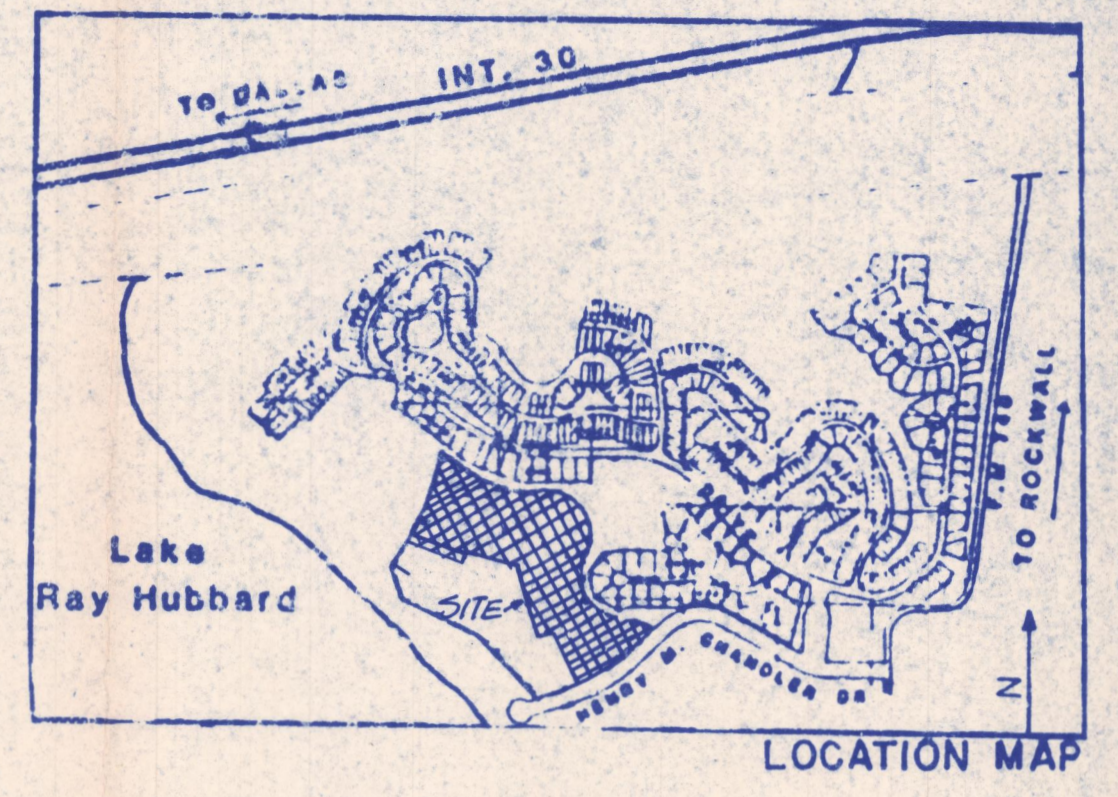
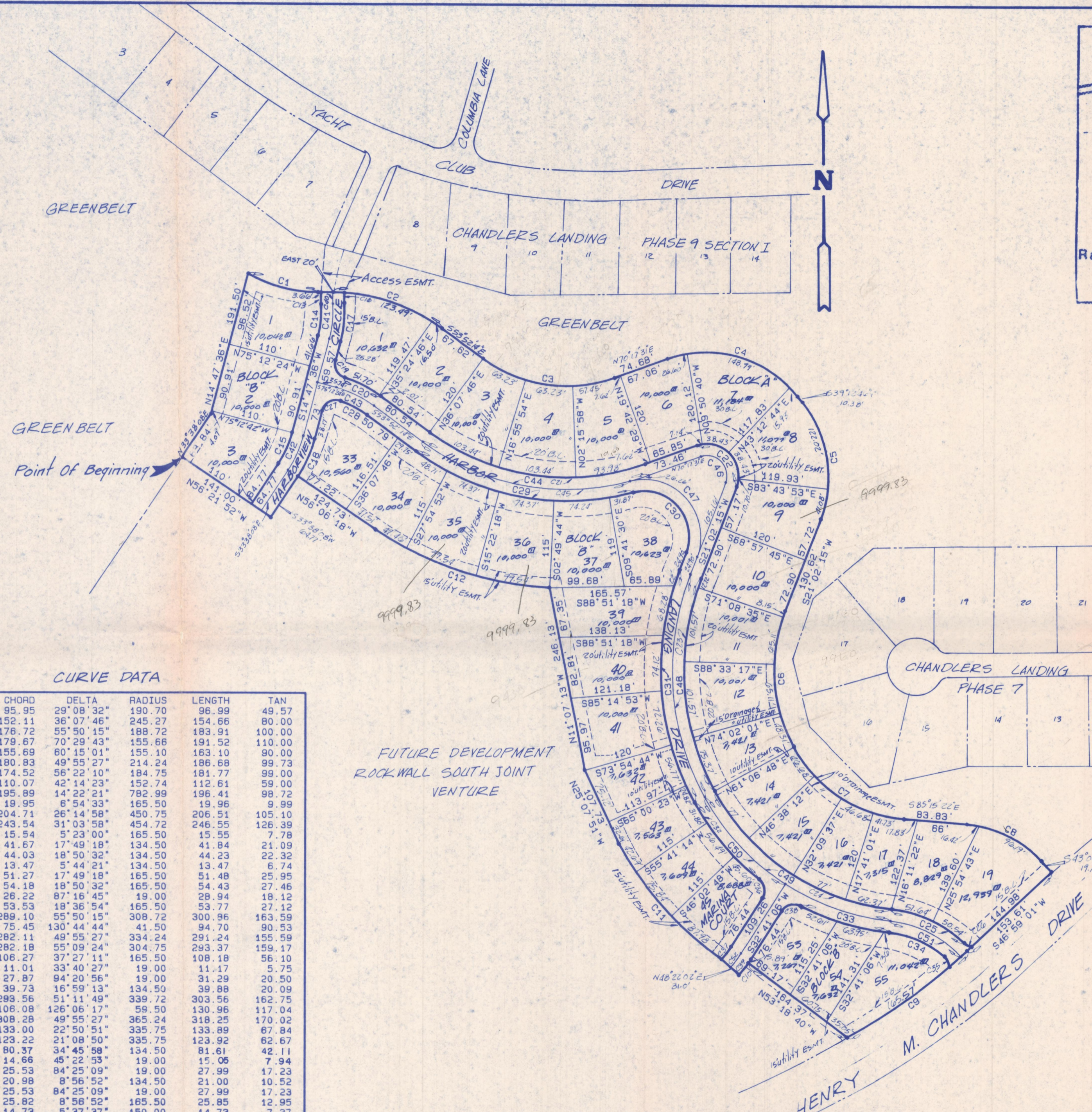
\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	5-12-86	84186

**HARBOR LANDING PHASE ONE**  
**EDWARD TEAL SURVEY ABSTRACT NO.207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
ROCKWALL SOUTH JOINT VENTURE  
P.O. BOX 1234 GREENVILLE, TX. OWNER  
PHONE 214-455-3082



**CURVE DATA**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	179.67	70°29'43"	155.66	191.52	110.00
C5	S09°05'16"E	155.69	60°15'01"	155.10	163.10	90.00
C6	S03°55'29"E	180.83	49°55'27"	214.24	186.68	99.73
C7	S57°04'17"E	174.52	56°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.61	59.00
C9	S54°10'11"W	195.89	14°22'21"	782.99	196.41	98.72
C10	S38°10'41"W	19.95	6°54'33"	165.50	19.96	9.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'58"	454.72	246.55	126.39
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.67	17°49'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	13.47	5°44'21"	134.50	13.47	6.74
C17	S05°52'57"W	51.27	17°49'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'46"E	26.22	87°16'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	289.10	55°50'15"	308.72	300.96	163.59
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	49°55'27"	334.24	291.24	155.59
C24	S56°27'54"E	282.18	55°09'24"	304.75	293.37	159.17
C25	S85°19'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S63°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N61°58'04"E	27.87	94°20'56"	19.00	31.29	20.50
C28	S62°21'51"E	39.73	16°59'13"	134.50	39.88	20.09
C29	S79°28'08"E	293.56	51°11'49"	339.72	303.56	162.75
C30	S42°00'54"E	106.08	126°06'17"	59.50	130.96	117.04
C31	S03°55'28"E	308.28	49°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	133.00	22°50'51"	335.75	133.89	67.84
C33	S73°28'10"E	123.22	21°08'50"	335.75	123.92	62.67
C34	S66°39'37"E	80.37	34°45'58"	134.50	81.61	42.11
C35	S26°35'11"E	14.66	45°22'53"	19.00	15.06	7.94
C36	S09°31'28"E	25.53	84°25'09"	19.00	27.99	17.23
C37	S37°09'32"W	20.98	8°56'52"	134.50	21.00	10.52
C38	S74°53'41"W	25.53	84°25'09"	19.00	27.99	17.23
C39	S37°09'32"W	25.82	8°56'52"	165.50	25.85	12.95
C40	S00°12'53"E	14.73	5°37'37"	150.00	14.73	7.37
C41	S05°52'57"W	46.47	17°49'18"	150.00	46.66	23.52
C42	S24°12'52"W	49.11	18°50'32"	150.00	49.33	24.89
C43	S84°32'19"E	55.54	21°20'10"	150.00	55.86	28.26
C44	S81°47'21"E	303.61	55°50'15"	324.22	315.97	171.80
C45	S79°28'08"E	280.16	51°11'49"	324.22	289.71	155.33
C46	S44°20'07"E	47.27	130°44'44"	28.00	59.33	56.72
C47	S42°00'54"E	133.74	126°06'17"	75.00	185.07	147.53
C48	S03°55'28"E	295.19	49°55'27"	349.74	304.74	162.81
C49	S56°27'54"E	296.53	55°09'24"	320.25	308.30	167.27
C50	S43°06'03"E	157.27	28°25'42"	320.25	158.90	81.12
C51	S63°32'35"E	105.06	41°00'02"	150.00	107.34	56.08
C52	S37°09'32"W	23.40	8°56'52"	150.00	23.42	11.74

FUTURE DEVELOPMENT  
ROCKWALL SOUTH JOINT  
VENTURE

*Lot Area  
Information*

PHASE ONE 38 Lots

*2nd Submission*

2  
10

FINAL PLAT

**HAROLD L. EVANS  
CONSULTING ENGINEER**  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

**HARBOR LANDING PHASE ONE**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX	OWNER PHONE 214-455-3082
--------------------------------------------------------------	-----------------------------

HARBOR  
LAWSON  
700

LIMITED ACCESS & UTILITY EASEMENT

STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ROCKWALL )

THAT Texas-Frates Company, an Oklahoma corporation hereinafter called Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Rockwall South Joint Venture, hereinafter called Grantee, the sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Transfer and Convey to said Grantee, its successors and assigns a perpetual limited access and non-exclusive utility easement, with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove any paving or utility and appurtenances over and across Grantor's land, together with the right of limited ingress and egress over Grantor's adjacent land for purpose herein stated; provided that such access to grantee's property shall always be limited in such a manner that vehicular traffic may not enter grantee's property from any public roadway abutting grantee's property without some method of controlled access. Said easement being more particularly described as follows:

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and being a part of a 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly Southeast corner of Lot 7, Chandlers Landing Phase Nine, Section One by deed as recorded in Slide A, Page 192, Deed Records, Rockwall County, Texas;

THENCE: South 71° 53' 32" East a distance of 50.32 feet along the Southerly line of said Phase Nine, Section One to a point for a corner;

THENCE: South 24° 23' 11" West a distance of 52.93 feet to the point of curvature of a circular curve to the left having a chord that bears North 88° 17' 37" West a distance of 14.67 feet, a central angle of 3° 25' 45", a radius of 245.27 feet;

THENCE: In a Westerly direction along said curve, an arc distance of 14.68 feet to an iron rod for a corner;

THENCE: West, a distance of 16.34 feet to an iron rod for a corner;

THENCE: North 4° 32' 26" East a distance of 63.61 feet to the Point of Beginning and Containing 0.0529 Acres of Land.

IN WITNESS WHEREOF the said Grantor has executed this instrument this 17<sup>th</sup> day of MARCH, 1986.

TEXAS-FRATES COMPANY, an Oklahoma corporation

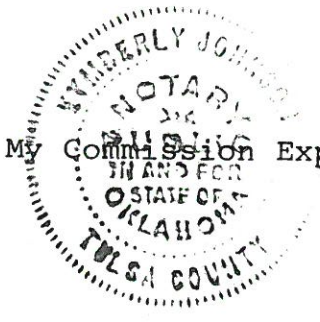
ATTEST  
  
Robert S. Gardner  
Assistant Secretary

By Danny McCoy  
Vice President PKG

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

This instrument was acknowledged before me on this 17<sup>th</sup> day of MARCH, 1986, by DANNY MCCOY, the VICE PRESIDENT of Texas-Frates Company, an Oklahoma corporation, on behalf of said corporation.

Kimberly Johnson  
Notary Public



My Commission Expires: 12 27 89

FILED FOR RECORD  
MAR 21 1985

1985 MAR 21 PM 12: 23

PAULETTE BURKS  
CO. CLERK

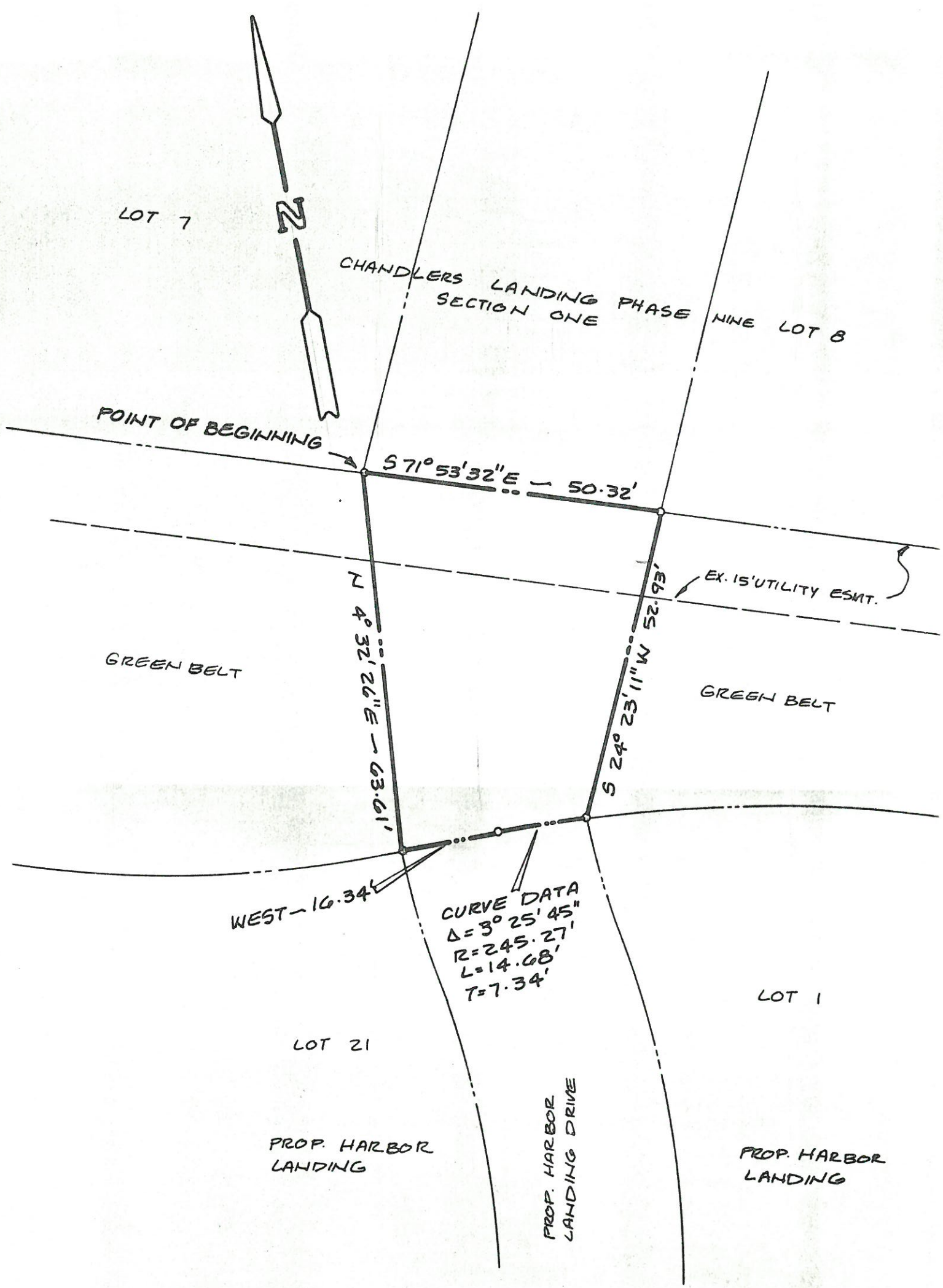
BY: *DB* DEPUTY

*Harold L. Evans*

*P.O. Box 28355-*

*Dallas, Tx 75228*

5.09



SCALE 1" = 20'  
 DATE 2-14-1986



**Harold L. Evans, Consulting Engineer**

2331 Gus Thomasson Road  
 P. O. Box 28355  
 Dallas, Texas 75228  
 (214) 328-8133

**LETTER OF TRANSMITTAL**

DATE	6-6-86	JOB NO.	84186
ATTENTION	Judy Couch		
RE:	Harbor Landing Phase I		

TO City of Rockwall  
205 West Rusk Street  
Rockwall, Texas 75087

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Contracts  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_

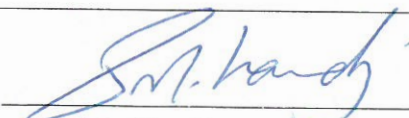
COPIES	DATE	NO.	DESCRIPTION
3 Sets	6-6-86		Engineering Plans with City Details
8 Sets	6-6-86		File Plat
2 Sets	6-6-86		Mylar of File Plat
1	6-6-86		8½"x11½" Positive Mat Film

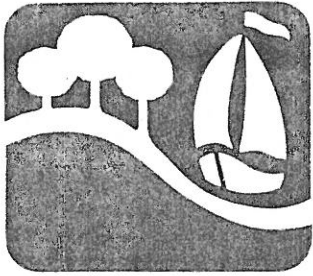
THESE ARE TRANSMITTED as checked below:

- For signature  
 For approval  
 For your use  
 As requested  
 For review and comment  \_\_\_\_\_

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO File

SIGNED:   
 David M. Hosseiny, Staff Engineer



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

July 14, 1986

Mr. Jim Peters  
Rockwall South Joint Venture  
P. O. Box 1234  
Greenville, Texas

Re: P&Z Case No. 86-48-FP

Dear Mr. Peters:

On July 10, 1986, the Rockwall Planning and Zoning Commission recommend approval of your request for the final plat as presented on Harbor Landing, Phase I located in Chandlers Landing.

The Rockwall City Council will consider approval of the request on July 21, 1986, beginning at 7:30 P.M. at City Hall, 205 West Rusk.

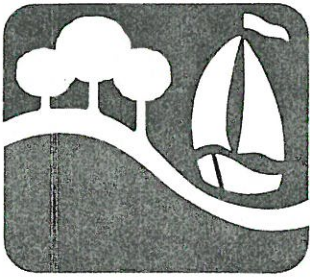
If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett  
Administrative Aide

JJ/mmp



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

July 23, 1986

Mr. Jim Peters  
Rockwall South Joint Venture  
P.O. Box 1234  
Greenville, Texas 75401

Re: P&Z Case No. 86-48

Dear Mr. Peters:

On July 21, 1986, the Rockwall City Council approved the final plat on the Harbor Landing, Phase I located in Chandlers Landing. You have 100 days from the date of approval to return the signed final plats to this office for recording at the County Courthouse.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett  
Administrative Aide

CC: Van Hall  
Bldg. Insp.  
JJ/mmp

**Harold L. Evans, Consulting Engineer**

2331 Gus Thomasson Road  
P. O. Box 28355  
Dallas, Texas 75228  
(214) 328-8133

**LETTER OF TRANSMITTAL**

DATE	11-26-86	JOB NO.	84186
ATTENTION	JUDY COUCH		
RE:	Harbor Landing Phase I		

TO CITY OF ROCKWALL  
205 WEST RUSK ST.  
ROCKWALL, TX. 75087

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Contracts  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
8	11-26-86		File plat

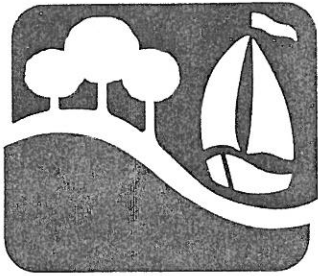
THESE ARE TRANSMITTED as checked below:

- For signature
- For approval
- For your use
- As requested
- For review and comment  \_\_\_\_\_

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

COPY TO File

SIGNED: Thank you  
J.M. Harsh



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

December 16, 1986

Mr. Jim Peters  
Rockwall South Joint Venture  
P. O. Box 1234  
Greenville, Texas 75401

Dear Mr. Peters:

On December 15, 1986, the Rockwall City Council approved a final plat for Harbor Landing, Phase 1 in Chandlers Landing.

Please provide eleven blue line copies and two mylars signed and properly executed for Staff signatures and filing with the County Clerk's office within 100 days of this date.

Please call if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans  
MN/mmp

Harold L. Evans, Consulting Engineer

2331 Gus Thomasson Road  
P. O. Box 28355  
Dallas, Texas 75228  
(214) 328-8133

*Harbor Landing*

# LETTER OF TRANSMITTAL

DATE	Dec 22 1986	JOB NO.	Y4186
ATTENTION	JULIE COUCH		
RE:			

TO City of Rockwall  
205 W. RVSK  
Rockwall

- WE ARE SENDING YOU
- Contracts
  - Copy of letter
  - Attached
  - Prints
  - Change order
  - Under separate cover via \_\_\_\_\_ the following items:
  - Plans
  - Samples
  - Specifications

COPIES	DATE	NO.	DESCRIPTION
10 sets			bluePrint File plat
3			Mylar File Plat

THESE ARE TRANSMITTED as checked below:

- For signature
- For approval
- For your use
- As requested
- For review and comment

REMARKS

FOR RECORDING WITH CITY & COUNTY

COPY TO

Fik

SIGNED:

DAVID HOSSELY

Agenda Notes  
P&Z - 7/10/86

IV. A. Consider Approval of a Request from Rockwall South Joint Venture for a Final Plat on Harbor Landing, Phase I, Located in Chandlers Landing

We have now received the final plat for the first phase of Harbor Landing. The plat is in conformance with the preliminary plat as it was approved, and with the zoning on the property. We have verified lot sizes. You will also notice that a controlled access for exit only is indicated on the road from Henry M. Chandler. It was a condition of the development plan that it would be a treadle gate. The engineering has been submitted to our engineers, and they see no problems with it.

AGENDA NOTES

P&Z - 12/11/86

II. Consent Agenda

- A. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- B. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase I located in Chandlers Landing
- C. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W.D. Austin Addition on Heath Street

The above plats have all previously been approved by both P&Z and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time while both Harbor Landing and McClean/Moore have indicated that file copies were turned in to the City. It is unknown if these two were ever received as they could have been delivered to previous personnel and cannot be located. All three plats are on the Consent Agenda since there have been no changes since their original approvals.

- D. Consider approval of minutes of October 30, 1986 and November 13, 1986

The minutes of October 30th were a work session where the Commission did take action on one item.



Agenda Notes

City Council - 7/21/86

- IV. B. Consider Approval of a Request from Rockwall South Joint Venture for a Final Plat on Harbor Landing, Phase I, Located in Chandlers Landing

We have now received the final plat for the first phase of Harbor Landing. The plat is in conformance with the preliminary plat as it was approved, and with the zoning on the property. We have verified lot sizes. You will also notice that a controlled access for exit only is indicated on the road from Henry M. Chandler. It was a condition of the development plan that it would be a treadle gate. The engineering has been submitted to our engineers, and they see no problems with it.

The Planning and Zoning Commission has recommended approval of this request.

Agenda Notes  
City Council - 12/15/86

II. Consent Agenda

- A. Consider Approval of the Minutes of July 7, July 21, and December 1, 1986

It was recently discovered that two sets of July minutes were overlooked by previous personnel. These are now submitted for approval.

- B. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- C. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase 1 Located in Chandlers Landing
- D. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street

The above plats have all been previously approved by both Planning and Zoning Commission and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time, while both Harbor Landing and McLean/Moore have indicated that file copies were turned into the City. It is unknown if these two were ever received as they could have been turned in to previous personnel and cannot be located. These are on the Consent Agenda as there have been no changes since their original approvals. Planning and Zoning Commission recommended approval of these plats.

Harbor Landing

MINUTES OF THE CITY COUNCIL  
December 15, 1986

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following members present: Nell Welborn, Ken Jones, Jean Holt, Frank Miller, and Bill Fox.

City Manager Bill Eisen introduced to Council Mike Phemister, the newly hired Finance Director. He stated that Phemister had been Finance Director in Forest Hills as well as Acting City Manager, and he expected Phemister to have a positive effect on the Finance Department.

Council first considered approval of the Consent Agenda which consisted of:

- a) the minutes of July 7, July 21, and December 1, 1986,
- b) a final plat for the Pannell Subdivision on FM-549 between I-30 and SH-276,
- c) a final plat for Harbor Landing, Phase I located in Chandlers Landing,
- d) a replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street.

Fox confirmed with Staff that none of the plats had changed since their original approvals. Welborn made a motion to approve the Consent Agenda as presented. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a request from Frates Corporation for a final plat for Chandlers Landing, Phase 15. Eisen explained that he had spoken to Tim Fults, an attorney representing Mr. and Mrs. Jackson who had previously addressed Council with concerns regarding the plat. Eisen added that Fults had stated that an agreement had been reached and both Frates and the Jacksons were satisfied. Fox confirmed with the City Attorney that the City was not under any restraining order and could legally act on the item. Welborn made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed 5 to 1 with Fox voting against the motion.

Council next considered approval of a request from Michael Belt for a site plan/preliminary plat for Hubbard Car Wash at Washington and SH-66. David Cook, co-applicant, addressed Council to outline the request and explained proposed improvements based on Council's concerns expressed at the previous meeting. Cook explained that a six foot masonry fence on the east property line with landscaping on both sides would provide a buffer to the cemetery, a two foot berm landscaped

Second Application

PLANNING AND ZONING ACTION SHEET

Applicant Jim Peters Case No. 86-48-FP

Property Description Harbor Landing Phase 1

Case Subject Matter already approved by P+Z + Council

Refiled application as did not make county file deadline

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>12/11/86</u>	<u>X</u>		

Conditions \_\_\_\_\_  
\_\_\_\_\_

Date to City Council 12/15/86

Conditions \_\_\_\_\_  
\_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- B360-362 County File Number
- Applicant Receipts